

State of California

California Exposition & State Fair
1600 Exposition Boulevard
Sacramento, CA 95815
Tel: (916) 263-3066
Fax: (916) 274-0438
E-mail: bmay@calexpo.com

MEMORANDUM

Date: August 11, 2011

To: Board of Directors
California Exposition & State Fair

Via: Norbert J. Bartosik, General Manager/CEO
California Exposition & State Fair

From: Brian A. May, Deputy General Manager
California Exposition & State Fair

Subject: Cal Expo Renewal Project

Consultants A. Plescia & Co., Gruen Gruen + Associates and RCH Group, will be at your meeting to summarize the findings from completion of the Task 1 Scope of Work. The following documents are attached for your review:

1. Answers to the Questions Posed by the Board of Directors at the June 24 Board Meeting.
2. Positioning Cal Expo Site to Obtain Highest Returns--this is a copy of the power point presentation which summarizes the findings of the Final Task 1 Report that will be presented at your meeting(12 pages).
3. Positioning Cal Expo Site to Obtain Highest Returns—this is the Final Task 1 Report (111 pages).

NEXT STEPS

Staff and your consultants recommend that the Board accept the final Task 1 Report and take the following actions:

4. Endorse the recommended conceptual plan for redevelopment of the overall existing Cal Expo site as indicated in Figure 1 on page 6.

This is a conceptual plan for illustrative purposes. The final plan will be predicated on a development agreement(s) approved by the Board of Directors that is a result of a Request for Proposals.

5. Endorse the recommended conceptual plan for redevelopment of the fairgrounds core area (approximately 230 acres) of the existing Cal Expo site as indicated in Figure 2 on page 8.

This is a conceptual plan for illustrative purposes. The final plan may change depending on the development agreement(s) approved by the Board of Directors.

6. Direct your consultants and staff to proceed with Task 2 on page 9 and described in detail on pages 11-12 of the power point presentation, and in greater detail on pages 39-42 of the Final Report.

These next steps DO NOT constitute an action by the Board to sell or lease property. These next steps, if approved by the Board, affirms the Boards desire to solicit development proposals to determine the feasibility of entering into a development agreement(s) which would convert up to 120 acres to private development and provide revenue to Cal Expo for the modernization and improvement of the fairgrounds.

There is sufficient funding remaining from Task 1 to cover the costs of Task 2. Should the Board approve proceeding with Task 2, a timeline will be provided at the October meeting.